OFFERING MEMORANDUM

OFFICE BUILDING - FOR SALE

214 N Railroad St, Mexia, TX 76667

FOR SALE: $224,900

7,600 SF | 0.34 ACRES | BUILT IN 1944

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OFFERING MEMORANDUM

214 N RAILROAD ST

Mexia, TX 76667

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.

BELLCORNERSTONE Commercial Real Estate

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EXECUTIVE SUMMARY

214 N RAILROAD ST

Mexia, TX 76667

Located near downtown Mexia, this property benefits from proximity to local businesses and community services. The surrounding area supports a range of commercial uses. The building is suitable for retail or office occupancy and offers flexibility for owner-users or small investors. Access and visibility are appropriate for the market.

Mexia's stable local economy supports continued demand for centrally located commercial properties.

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MARKET OVERVIEW

Mexia, TX

Mexia is the county seat of Limestone County, located in Central Texas approximately 90 miles south of Dallas–Fort Worth and 45 miles east of Waco.

The city sits along the I-45 corridor, positioning it between two major Texas metros while serving a largely rural trade area. Historically rooted in oil, agriculture, and rail, Mexia's economy today is driven by corrections and government employment, healthcare, manufacturing support, logistics, and regional services. The presence of state correctional facilities provides employment stability, while highway adjacency supports distribution, service-industrial, and contractor-oriented commercial uses. Culturally, Mexia reflects a traditional Texas county-seat identity with a historic downtown, long-standing local businesses, and proximity to outdoor recreation such as Fort Parker State Park. Operating costs remain well below major metro benchmarks, making the city attractive for users prioritizing access and affordability over dense urban markets.

DEMOGRAPHIC SUMMARY

MEXIA, TX

POPULATION

Mexia

7,000

State: Texas 30.3 Million

MEDIAN AGE

Mexia

40.3 Years

State: Texas 35.5 Years

MEDIAN HOUSEHOLD INCOME

Mexia

$45,000

State: Texas $76,292

2024 STATISTICS

	2 Mile	5 Mile	10 Mile
Population 2024	6,882	8,828	13,360
Total Households	2,429	3,193	4,906
Avg Household Size	2.6	2.6	2.6
Avg Household Income	$41,570	$47,473	$53,459

ECONOMIC INDICATORS

4.5% Mexia Unemployment Rate

4.6% U.S. Unemployment Rate

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Texas at large.

HOUSEHOLDS

Mexia

2,800

State: Texas 10.75 Million

2.4

Average Household Size

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LOCATION OVERVIEW

HIGHWAY ACCESS

I-45 – Major north–south interstate running directly through Mexia; connects south to Houston and north to Dallas, providing strong regional and statewide logistics access.

TX-14 – Regional north–south highway linking Mexia to Groesbeck, Kosse, and surrounding Limestone County communities.

TX-171 – East–west connector providing access toward Hillsboro and Central Texas markets.

US-84 – Located approximately 20 miles south, offering additional east–west connectivity across Central Texas.

AIRPORT PROXIMITY

Waco Regional Airport (ACT): Located approximately 45 miles west, ACT provides commercial passenger service and regional connectivity for Central Texas.

Dallas Love Field (DAL): Approximately 90 miles north, offering extensive domestic service and business travel access.

Dallas/Fort Worth International Airport (DFW): Roughly 100 miles north, providing full domestic and international air service via the I-45 corridor.

Mexia–Limestone County Airport (LXY): Located just outside the city, this general aviation airport supports private aircraft, business travel, and agricultural operations.

SITE OVERVIEW

SITE

Property Type:	Office
Year Built:	1944
Class:	C
Total SF:	7,600 SF Total
	4,600 SF Office Space
	3,000 SF Warehouse
Acres:	0.34 AC
Stories:	1
Parking:	8 Surface Spaces

OPERATING EXPENSES

Taxes:	$2,118.36
Insurance:	$1,019.00
Utilities:	$21,408.00
TOTAL	$24,545.36

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The Mexia News

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